



TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885
Building and Code Enforcement (603) 772-7391
Planning Department (603) 772-7391
www.strathamnh.gov

NOTICE OF LAND USE BOARD FEES UNDER RSA 673:16, III

I. BUILDING CODE, INSPECTION, & RELATED FEES:

- RESIDENTIAL BUILDING PERMIT:** \$50.00 minimum fee
- a) One and Two Family Residential Units (including attached or basement garages)..... \$0.65/ sq. ft.
 - b) Three or more attached units (including attached or basement garages \$0.72/ sq. ft.

****Square footage, for the purpose of fee calculations, is determined by the exterior dimensions of the finished floor area of the home and dimensions of the garage footprint. Include the area above garage or in basement only if being finished.**

Note: Total permit fee above includes the permit costs for all trades (electric, plumbing, gas, etc.).

Example: 2,160 square foot, Single Family Cape Style Home, attached 672 square foot garage, 8'x20' farmers' porch and a 12'x24' deck.

Finished Floor Area (sq. ft.)..... 2,160 x 0.65 = \$1,404.00

Garage Footprint (sq. ft.) 672 x 0.65 = \$ 436.80

Deck/Porch(s) (sq. ft.) 448 x 0.25 = \$ 112.00

TOTAL FEE: \$1,953.00 (\$1952.80 rounded)

- c) Residential Alterations, Renovations, and/or Additions\$0.65/sq. ft.

MISCELLANEOUS RESIDENTIAL BUILDING PERMIT: \$50.00 minimum fee plus

- a) Roofing, Siding, Window Replacement, Fence\$50.00 flat fee (each item)
- b) Electrical, HVAC/Mechanical, Plumbing, Gas \$10.00 per \$1,000 of Construction cost
- c) Demolition Permit \$50.00 flat fee
- d) Driveways (Initial entrance curb cut only).....\$50.00 flat fee
- e) Garage, Barns, Sheds under 600 sq. ft.....\$0.25 per sq. ft.
- f) Garage, Barns, Sheds over 600 sq. ft.....\$0.50 per sq. ft.
- g) Decks\$0.25 per sq. ft.
- h) Above and In-ground Pools..... \$ 7.00 per \$1,000 of Construction Cost
- i) Mobile Home.....\$500.00 Flat Fee

COMMERCIAL / INDUSTRIAL BUILDING PERMIT: \$100.00 minimum fee

Fees are cumulative based on the following example and fee schedule:

Commercial/Industrial (Including New Build, Alterations, Renovations and/or Additions)

\$.01-\$300,000 \$10.00 per \$1,000 of Construction Cost

\$300,001-\$600,000 \$ 7.00 per \$1,000 of Construction Cost

Over \$600,000..... \$ 3.00 per \$1,000 of Construction Cost

Note: Total permit fee includes the permit costs for all trades (electric, plumbing, gas, etc.).

Example: \$700,000 cost of construction.

1st \$300,000 x \$.01 = \$3,000

2nd \$300,000 x \$.007 = \$2,100

Amount over \$600,000 \$100,000 x \$.003 = \$ 300

TOTAL FEE: = \$5,400

MISCELLANEOUS COMMERCIAL / INDUSTRIAL BUILDING PERMIT:

- a) Electrical; Mechanical/HVAC; Plumbing and/or Gas Permits; Fire Alarm; Sprinkler (based on total job cost for each individual trade)
 - \$0.00 to \$1,499.....\$150.00 flat fee
 - \$1,500 to \$2,999.....\$250.00 flat fee
 - \$3,000 and above.....\$350.00 flat fee

SIGN PERMIT (RESIDENTIAL / COMMERCIAL):\$75 per application

MISCELLANEOUS INSPECTIONS:

- a) Commercial/Industrial/Schools/Daycares/Places of Public Assembly/ Life Safety Inspection/Request for Inspection and/or Fire Inspections/Tent Inspections \$75.00 each
- b) Change of Use or Occupancy to a property where no construction is required \$75.00 each
- c) Home Occupation Application and Renewal Inspection..... \$50.00 each
- d) Septic Construction Inspection..... \$50.00 each

THIRD PARTY REVIEW FEES: If third-party review is required by a certified expert, the costs of such a review shall be fully borne by the applicant.

REFUNDS AND PENALTIES:

Refunds - In the event a building permit is withdrawn, 20% or \$50, whichever is greater, of the building permit fee will be retained by the Town of Stratham to cover administrative and technical review of the application.

Commencing Work Prior to Issuance of a Building Permit (all types of construction) - Any person who is found to have demolished, constructed, altered, removed or changed the use of a building or structure without the benefit of a building, electrical, plumbing, gas, and/or mechanical permit may, upon issuance of said permit(s), be assessed a permit fee of twice the normal rate the permit fee would be, or \$100.00 minimum whichever is greater.

Re-inspection Fee (all types of construction) - Building permit applicants shall be assessed a \$100.00 penalty fee if the work scheduled for inspection by the designated project agent is not complete or the access to the property for the scheduled inspection is not provided. Designated project agents may cancel a scheduled inspection by sending an email or leaving a voice message at least 24 hours in advance of the scheduled inspection time to the Building Department (603-772-7391 ext. 180) to avoid assessment of this penalty fee.

NOTE: Per the Building Ordinance, a building permit shall become void unless construction/removal is commenced within twelve (12) months after permit was issued and permit holder must show continuous progress to completion. Construction or renovation as applied for must be completed within eighteen (18) months of issuance of the permit from the Building Inspector. If after this period, construction or renovation is not completed, a new permit may be applied for with payment of the regular permit fee.

II. CODE ENFORCEMENT FEES:

Subject to RSA 676:17, the Stratham Building Inspector/Zoning Administrator may assess a civil penalty of up to \$275 per day for the first offense, and \$550 per day for the second offense, for violations of the Stratham Code of Ordinances and/or for violations of Planning Board or Zoning Board of Adjustment decisions. Furthermore, if the municipality brings forward legal action to seek injunctive relief in order to enforce any planning board, zoning board of adjustment or Building Inspector/Zoning Administrator decision, or to seek the payment of any fine levied for such violations, the Town of Stratham reserves the right to seek recovery its costs and reasonable attorney's fees actually expended in pursuing the legal action if it is found to be a prevailing party in the action.

III. ZONING BOARD OF ADJUSTMENT APPLICATION FEES:

Appeal from Administrative Decision.....	\$100.00 plus notice costs
Equitable Waiver of Dimensional Requirements	\$100.00 plus notice costs
Special Exception	\$100.00 plus notice costs
Variance.....	\$100.00 plus notice costs
Notice Costs	\$150.00 plus \$5.00 per abutter

IV. PLANNING BOARD APPLICATION FEES

SITE PLAN REVIEW:

Preliminary Consultation.....	\$75.00
Expedited Site Plan Review (notice costs do not apply)	\$100.00
Site Plan Amendment (plus notice costs).....	\$100.00
Site Plan Review (plus notice costs).....	\$100.00 per 1,000 sq ft of building construction (minimum \$100.00)

For projects within the Route 33 Heritage District, in addition to the Site Plan Review fee, the additional filing fees apply:

1. \$50 for an existing residential or agricultural application;
2. \$150 for a new residential application plus \$100 per new housing unit;
3. \$150 for a minor commercial/mixed use application where no more than 1,500 square feet of additional interior space is proposed;
4. \$150 plus \$100 per 1,000 square feet for a major commercial/mixed use application where more than 1,500 square feet of additional interior space is proposed.
5. The Route 33 Heritage District application fees for all projects shall not exceed at \$450.

Notice Costs	\$150.00 plus \$8.00 per abutter and per applicant
Recording Costs	Determined by Rockingham County Registry of Deeds

Special Investigative Plans or Studies: When relevant to an outstanding application, the Planning Board may require special investigative plans or studies be provided by the applicant in support of the application. Additionally, the Planning Board may require that third party experts hired by the Town review such plans or studies and provide comments. The costs to provide special investigative plans or studies and the costs associated with third-party reviews by the Town shall be borne by the applicant.

Municipal Review: Some projects may require third party review by the Town’s consulting engineer. Third party engineering review fees are the responsibility of the applicant. Prior to undertaking a review, the Town will ascertain an estimate for the review costs from the consulting engineer, however the Town is not responsible for fees in excess of the estimate.

Third Party Inspection Fees: Some land use applications may require inspection by a third party Professional. Estimate inspection costs will be estimated prior to the start of construction and will be held in escrow by the Town. Any unused funds will be returned to the Applicant, plus accumulated interest, at the conclusion of the project.

SUBDIVISION REVIEW:

Preliminary Consultation.....	\$75.00
Lot Line Revision (plus notice costs).....	\$150.00
Minor Subdivision (plus notice costs).....	\$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter
Major Subdivision (plus notice costs).....	\$250.00 for the first lot, plus \$100.00 for each lot or unit thereafter
Notice Costs	\$150.00 plus \$8.00 per abutter and per applicant
Recording Costs	Determined by Rockingham County Registry of Deeds

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CONDITIONAL USE PERMIT APPLICATION:

Preliminary Consultation.....	\$75.00
Filing Fee.....	\$100.00
Notice Costs	\$150.00 plus \$8.00 per abutter and per applicant

SPECIAL EVENT APPLICATION:

One event.....	\$25.00
Two to Four events.....	\$50.00

V. MISCELLANEOUS FEES:

Copies (8.5” by 11” sheets).....	\$0.50 per sheet
Copies (11” by 17” sheets).....	\$1.00 per sheet
Copies of full size plans	\$10.00 per sheet
Fee for Credit Card payments.....	\$1.50 vendor fee per transaction + 2.8% service fee
Fee for ACH payments.....	\$2.45 vendor and service fee per transaction
Fee for a returned check due to insufficient funds (plus any assessed bank fees):.....	\$25.00